

# Hollin Hall, Barnoldswick Road, Blacko

OFFERS OVER £695,000











# Barnoldswick Road, Blacko

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- ◆ Approx 1.77 acre plot
- ◆ Fantastic Location
- ◆ Large Detached Garage
- ◆ Circa 10 acres available by separate negotiation

'Hollin Hall' A fantastic opportunity to acquire this beautifully presented family sized dwelling, dating back to 1840. Located in the sought after hamlet of Blacko, surrounded by open aspect views. This charming stone built home has been finished to a high standard and is a true credit to the current owners. Having luxury fittings throughout. Affording many noteworthy features and briefly comprising of: an entrance porch, spacious dining room, perfect for hosting, a bespoke fitted breakfast kitchen with inbuilt appliances, utility room, home office / bedroom four and a family sized living room. To the first floor you will find three double bedrooms (master with a modern five piece bathroom suite) and a further contemporary four piece house bathroom. Externally there are beautifully landscaped mature gardens extending to approximately 1.77 acres with large level lawns, a paddock with stone shed, herbaceous borders, sun terrace, wood stores, dog pen, vegetable patch, outdoor water supply, outdoor lighting, a stunning pavilion / summer house with a patio / bbq area benefiting from open aspect views. There is a very impressive garaging block able to house up to four cars, plus an additional detached single garage and ample on-site parking, all of which is approached via a sweeping driveway with remote operated entrance gates. In addition, there is an approximate 10 acres of land adjacent to the property which is available by separate negotiation, first refusal will be offered to the purchaser of Hollin Hall. This is one not to be missed. Early viewing advised to avoid disappointment, Freehold. Council Tax Band 'G'.













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## GROUND FLOOR

Having a composite front door leading into:

### ENTRANCE PORCH

Having a solid wood / glass panelled door leading through to:

### DINING ROOM 4.873m x 4.570m (15'11" x 14'11")

A large welcoming dining room, perfect for hosting. Having Karndean flooring, 1x radiator, recessed spot lights, beams, a large uPVC double glazed window to the front elevation, a feature fireplace housing a multi fuel burner, ample space for a dining table / chairs and an open balustrade staircase leading to the first floor / landing.

### BREAKFAST KITCHEN 4.128m x 4.460m (13'6" x 14'7")

A beautiful, stylish breakfast kitchen offering a range of fitted soft close wall and base units in grey gloss, grey quartz work tops over, Karndean flooring, integrated Siemens oven, integrated wifi Siemens oven / microwave, fitted breakfast bar with wood work surfaces, 2x contemporary radiators, Siemens 5-ring induction hob, remote controlled air extraction hood over, integrated larder cupboard, under mount sink with a Quooker tap, inbuilt speakers, tinted mirror splash back with fitted audio / television, integrated Siemens dishwasher, integrated full length fridge, recessed spot lights, 2x uPVC double glazed patio doors leading out to the rear elevation, beams and a uPVC double glazed window to the front elevation.

### BOOT ROOM

Having fitted storage cupboards, spot lights, Karndean flooring, 1x radiator and a uPVC double glazed door leading out to the rear elevation. With access through to:

### UTILITY ROOM 2.635m x 3.234m (8'7" x 10'7")

Having fitted base units, Karndean flooring, fitted storage cupboards, space for an American style fridge / freezer, spot lights, plumbing for a washing machine, space for a tumble dryer, inset sink with a mixer tap, access to the boiler and a double glazed solid wood framed window to the rear elevation looking out to open fields.

### LIVING ROOM 5.913m x 4.609m (19'4" x 15'1")

A family sized room having beams, spot lights, 2x uPVC double glazed windows to the front elevation, a fitted window seat, 2x double glazed windows to the rear elevation over looking open aspect views, television point and a large feature fireplace housing a wood burner.

### STUDY / GROUND FLOOR BEDROOM 4.638m x 2.812m (15'2" x 9'2")

A room of double proportions currently utilised as a home office but has a multitude of uses. Having fitted wardrobes, 1x radiator and 2x double glazed windows to the rear elevation overlooking open fields.

### FIRST FLOOR / GALLERIED LANDING

A spacious bright and airy landing having 1x radiator, loft hatch (with retractable ladders) 2x uPVC double glazed windows with stone sills to the front elevation offering open aspect views to the front elevation.

### BEDROOM ONE 4.673m x 4.574m (15'3" x 15'0")

A room of double proportions having fitted wardrobes, fitted drawers, 1x radiator, beams and 2x uPVC double glazed windows with stone sills to the front elevation benefiting from far reaching views to the front elevation. With access through to:

### ENSUITE BATHROOM

A stunning 5-piece bathroom suite comprising of: a push button w.c, bidet, floating sink with a mixer tap, panelled bath with a mixer tap / hand held shower head, a spacious walk-in shower with a fitted rainfall shower head / chrome mixer tap, tiled flooring, fully tiled walls, 2x solid wood double glazed windows to the rear elevation offering open aspect views, 2x chrome towel radiators, fitted mirror vanity cabinet, under-floor heating, beams and spot lights.

### BEDROOM TWO 3.411m x 4.201m (11'2" x 13'9")

Another room of double proportions having access to the loft hatch, recessed spot lights, fitted wardrobes, space for drawers, 1x radiator and 2x uPVC double glazed windows with stone sills and far reaching views to the front elevation.

### BEDROOM THREE 3.509m x 3.974m (11'6" x 13'0")

Yet again a room of double proportions having fitted wardrobes, 1x radiator, space for drawers and 2x solid wood double glazed windows to the rear elevation offering open aspect views.

### HOUSE BATHROOM

A contemporary 4-piece bathroom suite comprising of: a free standing bath with a chrome mixer tap, walk-in shower with a rainfall shower head, large vanity sink with lighting / chrome mixer tap, push button w.c, waterproof wood effect floor, partially tiled walls, beams, 1x radiator, recessed spot lights, LED vanity mirror and 2x solid wood double glazed windows with stone sills to the rear elevation offering open aspect views.

### EXTERNALLY

Externally there are beautifully landscaped mature gardens extending to approximately 1.77 acres which includes: a paddock with a stone shed, large level lawns, herbaceous borders, sun terrace, feature pond, wood stores, dog pen, vegetable patch, outdoor water supply, outdoor lighting, a stunning pavilion / summer house with a patio / bbq area benefiting from open aspect views. There is a very impressive garaging block able to house up to four cars, plus an additional detached single garage and ample on-site parking, all of which is approached via a sweeping driveway with remote operated entrance gates.

### PAVILION / SUMMER HOUSE 4.99m x 3.77m (16'4" x 12'4")

A fantastic addition to the property having a multitude of uses. Having inbuilt bluetooth speakers, wood effect flooring, recessed spot lights, integrated under counter fridge, inset sink with a mixer tap, fitted soft close base units, inbuilt wine rack and 2x bi-folding doors (front and front elevation). Also having a push button w.c, wall mounted sink with a mixer tap, wood effect flooring, extractor fan and recessed spot lights.

### 4 CAR DETACHED GARAGE 11.55m x 5.08m (37'10" x 16'7")

An impressive detached double garage offering ample space for storage (housing up to 4 car storage), power, lighting and an electric up and over garage style door.













#### SINGLE GARAGE / WORKSHOP 7.45m x 3.59m (24'5" x 11'9")

Currently utilised as storage / work shop. Having power, lighting and an up and over style garage door.

#### LOCATION

The property is located on the outskirts of the sought after hamlet Blacko. Surrounded by rolling countryside but only a few minutes drive to the local village of Barrowford, offering a range of local amenities. With close proximity to local primary schools / secondary schools. Having a short drive to the M65 motorway giving easy access to neighbouring towns / cities. Benefiting from local countryside walks right from the doorstep.

#### ADDITIONAL INFORMATION

There is an attached cottage which has been vacant for a number of years. This is not included in the sale.

Freehold.

Council Tax Band 'G'.

Electric gates (controlled via a phone app).

Domestic Waste Treatment Plant (not a septic tank)

#### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/hollin-hall-blacko>

#### What3Words Precise Location

<https://w3w.co/switched.fond.when>

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

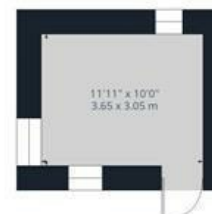


Ground Floor Building 3

PRESTIGE



Ground Floor Building 4



Ground Floor Building 5

Approximate total area<sup>(1)</sup>

3401.46 ft<sup>2</sup>

316.01 m<sup>2</sup>

Reduced headroom

10.04 ft<sup>2</sup>

0.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



#### RIBBLE VALLEY

20 WELLGATE,  
CLITHEROE, BB7 2DP  
01200 435 667

#### BURNLEY & PENDLE

75 GISBURN ROAD,  
BARROWFORD, BB9 6DX  
01282 560 024

Hilton & Horsfall  
PRESTIGE

#### PUBLISHING

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